THIS INSTRUMENT PREPARED
BY ~~& RETURN TO:~~
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010020352TN1

Return To:
Clarity Title, LLC
613 Gaylemore Dr.
Goodlettsville, TN 37072
615-448-6494
10-6104

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 10th day of June, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Parkway, Ste. 1000, Dallas, Texas 75254 and, **KIM LIEN THI NGO** , party of the second part located at 754 Winthorne Dr. Nashville, TN 37217

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of DAVIDSON, State of Tennessee:

Being Lot No. 5A65, on the Plan of Glengarry Park, Section 5A, as shown on plat of record in Book 3300, Page 58, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description and being the same property known as 1415 Winthorne Drive. Being the same property conveyed to Robert E. Miller, Jr. and wife, Shari L. Miller by Warranty Deed from Alvin Y. Nance and wife, Alma E. Nance, dated 10/15/97, of record in Book 10646, Page 486, and re-recorded on 10/22/97, of record in Book 10654, Page 15, Register's Office for Davidson County, Tennessee.

The last Deed of record was filed at Book 20100121, Page 0005116 in the Registers Office of Davidson County, Tennessee.

Property: 1415 WINTHORNE DRIVE NASHVILLE TN 37217
Parcel ID No.: 12009O101.00

BILL GARRETT, Davidson County
Trans:T20100035914 DEEDWARRSP
Recvd: 06/14/10 13:48 4 pgs
Fees:23.00 Taxes:351.50
20100614-0046008

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Federal National Mortgage Association,** has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Federal National Mortgage Association by Johnson & Freedman, LLC, as Attorney-in-Fact by POA recorded at Instrument No. 09130828, Shelby County Records, Tennessee

BY: _____

TITLE: Tiffny H. Wolf, Associate

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tiffny H Wolf of Johnson & Freedman, LLC, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Attorney-in-Fact of **Federal National Mortgage Association,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 10th day of June, 2010

_____

Notary Public



My Commission Expires: _____

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Mail Tax Notices To and Property Owner:
Kim Lien Thi NGO
1405 Winthorne Dr.
Nashville, TN 37217

I, or we, swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 95,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10th day of June, 2010.

Notary Public

My Commission

SHAUN R. RILEY NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES SEPT. 13, 2011